

Responses to Representations made on the Pre-submission Draft Stratford Neighbourhood Development Plan

Policy CLW10

Representations:

Total received: 10

Number in Support: 7

Number neutral or outside scope of NDP: 1

Number of objections: 2

Summary of Representations:

Generally supportive with objection from owners of Manor Cottage and some concerns expressed by SDC

Modification Proposed:

Numbering changed – will be Policy CLW7. Minor modifications noted in the responses below and any needed to remain consistent with the Core Strategy and the NPPF are proposed. Reference to allotment at Manor Cottage will be deleted from explanatory text.

Individual Representations and Steering Group Responses

Code Number	Full Name	Organisation represented (where applicable)	Policy CLW10	Neighbourhood Plan Steering Group Response
-------------	-----------	---	--------------	--

Statutory Consultees' Comments

1001	Stratford District Council	Statutory Consultee	<p>The suggested policy requirement that all new houses have gardens of 60 square metres requires justification. Why is the figure of 60sqm considered appropriate?</p> <p>It is unlikely to be possible to secure allotments through S106 as this would not comply with CIL regulation 122. The Town council could use its CIL contributions to support allotment provision or it could apply for additional CIL funding to meet this need if it is exacerbated by further growth.</p> <p>It further requires that developers of apartments should contribute to the provision of allotments by way of S.106 or CIL contributions (on a point of fact, the latter is wrong).</p>	Noted and wording of policy will be reviewed
------	----------------------------	---------------------	---	--

Residents' Comments

056	Martyn Luscombe	Stratford Voice	Support	Supportive.
057	Trevor Honychurch		Strongly agree. All new developments especially of flats, should provide land for allotments within the site.	Supportive.

082	Anthony James White and Christina Elizabeth White		We are concerned to see that our garden, at Manor Cottage, 34 Shottery Village is included within a list of local allotments, even pictured in your policy leaflet. We have chosen to allow the use of our land to friends and neighbours in order to assist with the task of maintaining such a site. This is private land - it is not a public allotment - nor a local green space. We cannot allow your policy programme to discriminate against our garden whilst ignoring all of the other gardens in the town. The possibility of planning restrictions on our land would cause us to discontinue others using our garden. Your proposed restrictions of any future use of allotment land would also ensure that no future allotments would be created as no one would then put their land to this use. Could you please ensure that our garden is removed from your list of allotments as detailed on Page 110 of your document and could you also ensure that our land is not included as a "local green space" on your map on page 104.	The information was taken directly from Stratford District Council documents, which includes this site as an Allotment. While this site will be removed from the mapping in the Submission version of the NDP, and reference will be removed from the explanatory text, the correspondents should take up the matter of its designation with SDC.
095	Eric Ward		Agree	Supportive.
139	Renny Wodynska		Increase allotments as much as possible - encourage landowners to use land for this rather than for housing development.	Supportive.
201	Graham John Nicholson	The Inland Waterways Assoc. (Warks branch)	Agree allotments	Supportive.
226	Debs Campton		Provision for more allotments and growing space should be a high priority promoting exercise, good use of leisure time and healthier life styles.	Supportive.
228	John Campton		Yes	Supportive.

289	James and Christina White	<p>CLW10 Allotments and Growing Space. With reference to our email response to the Development Plan we have not as yet received confirmation that our garden has been removed from the allotment list for Stratford upon Avon Town Council. The extract from your plan is summarised below: Page 111 There is a growing interest..... The Neighbourhood Area has approximately 180 allotments plots of various sizes on 5 different allotment sites (Shottery, Tiddington and Alveston, Bordon Place, Manor Cottage and Park Road). As we indicated in our response the ground adjacent to our house is our own private garden and we currently choose to allow friends and neighbours to help with the management of the site. We do not believe therefore that it is the responsibility of Stratford upon Avon Town Council to include this in either a list of local allotments nor to issue restraining orders on its future use; nor do we believe that it is our responsibility to provide allotments for the residents of Stratford. We also object to it being included within the definition of "local green space". We note that no other private garden in Stratford is included under this heading. Our garden is within the local building line and recently there have been significant developments of a large school sports hall built to the southeast of our land, and there is currently housing under construction to the north west. Neither of these sites, which were previously open spaces, were listed as local green space. We await your confirmation that your plan has been amended.</p>	See above in response to Rep 082
-----	---------------------------	--	----------------------------------